

**COMMUNITY DEVELOPMENT COMMITTEE
CITY OF WILLMAR, MINNESOTA
THURSDAY, JUNE 14, 2012**

MINUTES

The Community Development Committee of the Willmar City Council met on Thursday, June 14, 2012, in Conference Room No.1 at the City Office Building. Chair Dokken called the meeting to order at 4:45pm.

Present:

Jim Dokken	Chair
Steve Ahmann	Council Member
Ron Christianson	Council Member
Dennis Anderson	Council Member
Bruce Peterson	Director of Planning and Development Services

Others present: Laura Becker, Tim Duscher, Gene Seidel, and DuWayne Underthun

1. PUBLIC COMMENTS (FOR INFORMATION ONLY)

There were no public comments offered at this meeting.

2. TERMINABLE LICENSING AGREEMENT (MOTION)

Staff presented a request by the Willmar Ten for a terminable licensing agreement to use a portion of the right-of-way at 19th Avenue and 1st Street Southwest for parking for the new Goodwill facility. The City had previously been approached about use of the right-of-way and had expressed a preference to not vacate the right-of-way due to the presence of utilities and storm sewer.

Chair Dokken called on members of the American Legion Post to present a list of concerns regarding the Goodwill project (see attachment). The Legion representatives said that they met with a representative of Willmar Ten to discuss the project and a number of their concerns were addressed at that meeting. The Committee discussed the balance of the concerns by the American Legion. The concerns seem to have been, or are being, addressed.

The Committee discussed the terminable licensing agreement request. It was noted that the agreement is a condition of the plan review conducted by the Planning Commission. Staff stated that the Planning Commission's recommendation included the stipulation that no structures be built within the right-of-way. It was noted that the licensing agreement will require insurance and will also require the other party to be responsible for any damage to utilities or for any repairs should it be necessary to access any of the utilities underneath the parking.

A motion was made by Council member Christianson, seconded by Council member Ahmann and passed for the following:

RECOMMENDATION: To approve a terminable licensing agreement for parking in the right-of-way and to authorize the Mayor and Administrator to execute the agreement.

3. DEVELOPMENT FINANCING POLICIES (FOR INFORMATION ONLY)

Staff presented, and the Committee briefly reviewed, the current development financing policies. The Committee discussed the need for a policy to specifically address tax abatement and to have policies that allow them quicker access to more information about the project and the developer. Staff proposed adding a tax abatement policy to the City's policy package, and to make sure that it included language to verify the financial capabilities of the developer and to link the term of the tax abatement to the level of benefit that the project creates for the community. Staff will use State statutes as a guide. Additionally, all development finance policies will be reviewed and updated to insure that they are consistent with current statutes.

4. GARBAGE CAN STORAGE (FOR INFORMATION ONLY)

The Committee discussed the ongoing abuse of curbside pickup relative to long-term storage of garbage cans. Several suggestions were given to try to address the matter. Those included discussing the issue on "Open Mic" and requesting compliance, having staff provide a handout to offenders, and asking the haulers to put a reminder on their statements.

5. GOODWILL PROJECT CONDITIONS (FOR INFORMATION ONLY)

Staff briefly reviewed the conditions placed on the Goodwill project by the Planning Commission.

6. There being no further business to come before the Committee, the meeting adjourned at 5:55pm.

Respectfully Submitted,

Bruce D. Peterson, AICP
Director of Planning and Development Services